

VIJAY S. DESHPANDE
M.Sc., M.B.A., B.A., L.L.B.,
ADVOCATE

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RES:

63, Bajiprabhu Nagar,

Ref. No. 09/26/31 (SA)

Date -29/09/2026

VETTING REPORT

To,

ICICI Home Finance Ltd.,
Chatrapati Nagar Branch Nagpur.

Dear Sir,

Sub: - Original Document verification / vetting report in respect of the property (described in part I hereto) acquired by Bhushan Vijay Dhomne.

Name of the Borrower: Bhushan Vijay Dhomne, APP. 77000365486

This has reference to the above, we would like to confirm and certify as under:

PART I: DESCRIPTION OF THE SCHEDULE PROPERTY:

All that piece and parcel of Non-Agriculture land at **Plot No. 91, total area admeasuring 139.35 Sq. Mtrs. (As regularized by NIT) is divided by east-west wise & northern side half portion area admeasuring 69.70 Sq. Mtrs. (750 Sq. Ft)** being a portion of entire land at **Kh. No. 98 of Mouza Manewada, P. H. No. 39-A** situated in the layout of Kamal Kunj Co-Operative Housing Society Maryadit, Nagpur bearing **City Survey No. 397 and Sheet No. 39**, within the limits of NIT & NMC bearing **NMC House No. 6667/91/A in Ward No. 14**, Tahsil & District Nagpur and the plot is bounded as under: -

On the East	-	Plot No. 74
On the West	-	30 Ft. wide Road
On the North	-	Plot No. 90
On the South	-	Remaining half portion of Plot No. 91

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME FOR VETTING:

1. Certified Copy of registered Sale Deed bearing No. 6019 (Cha), dt.04/05/1990 between Kamal Kunj Co-Operative Housing Society Maryadit, Nagpur through its President B. Raghunathji Borkar in favour of Shantabai Umakant Khawase.
2. Original registered Relinquishment Deed bearing No. NGN-8-1032-2011, dt.23/02/2011 between Umakant Sakharam Khawase, Gunottam Umakant Khawase, Kushal Umakant Khawase, Sushil Umakant Khawase, Kalpana Manoj Suke and Vandana Dipak Meshram in favour of Harsh Umakant Khawase, Arun Umakant Khawase.
3. Certified Copy registered Relinquishment Deed bearing No. NGN-8-1032-2011, dt.23/02/2011 between Umakant Sakharam Khawase, Gunottam Umakant Khawase, Kushal Umakant Khawase, Sushil Umakant Khawase, Kalpana Manoj Suke and Vandana Dipak Meshram in favour of Harsh Umakant Khawase, Arun Umakant Khawase.
4. Certified Copy registered Partitioned Deed bearing No. NGN-8-1096-2011, dt.25/02/2011 executed by Harsh Umakant Khawase, Arun Umakant Khawase.
5. Online Copy NMC Tax paid Receipt No. RCPT2627271800, dt.12/08/2026 issued by Nagpur Municipal Corporation.
6. Original registered Sale Deed bearing No. NGN-3-10613-2026, dt.25/08/2026 between Vidya Harsh Khawase, Miss. Sunaina Harsh Khawase after Marriage Name Sunaina Sunil Lohave, Miss. Sonali Harsh Khawase after Marriage name Sonali Nandkishor Gawai and Siddharth Harsh Khawase in favour of Bhushan Vijay Dhomne.
7. Online Verified Copy of registered Sale Deed bearing No. NGN-3-10613-2026, dt.25/08/2026 between Vidya Harsh Khawase, Miss. Sunaina Harsh Khawase after Marriage Name Sunaina Sunil Lohave, Miss. Sonali Harsh Khawase after Marriage name Sonali Nandkishor Gawai and

Siddharth Harsh Khawase in favour of Bhushan Vijay Dhomne and is same is registered in the Office of the Sub Registrar Nagpur - 5.

I/we have verified the above-mentioned Original Title Deeds, other ancillary original documents and found the same are adequately stamped, properly executed and registered with concerned Sub Registrar's Office. Further Equitable Mortgage can be created by depositing all above mentioned original title documents along with ancillary documents and the same are enforceable under law.

Yours Faithfully,
ADVOCATE
VIJAY S.
DESHPANDE
V. S. Deshpande,
Advocate

Digitally signed by ADVOCATE VIJAY S. DESHPANDE
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